



KEIGHLEY TOWN COUNCIL

Mr. Joe Cooney
Town Clerk to the Town Council
8 November 2022

Email: townclerk@keighley.gov.uk

YOU ARE HEREBY SUMMONED TO ATTEND a meeting of the **Planning Committee** which will be held in the **Committee Room** at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on **Tuesday 15 November 2022 at 6pm.**

Mr. Joe Cooney
Town Clerk

COMMITTEE MEMBERSHIP

Cllr M Walker – Chairman	Cllr P. Corkindale
Cllr C. Graham – Vice Chairman	Cllr M. Dowse
Cllr C. Abberton	Cllr K. Hussain
Cllr J. Akhtar	Cllr J. Lawless
Cllr A. Clark	Mayor/Deputy Mayor– Ex Officio
Cllr J Adams	

*Committee Terms of Reference are contained within the Scheme of Delegation.

ADJOURNMENT FOR PUBLIC PARTICIPATION

Notice is given that at a time agreed by the meeting, 15 minutes may be set aside for members of the public to make representation on the business of the agenda for the meeting:

- Members of the public wishing to speak are to have given three working days' notice to the Town Clerk; this may be waived at the Chairman's discretion.
- Any member of the public shall not speak for more than five minutes.
- In the event of more than three members of the public wishing to address the Council then priority will be determined by the Chairman, based on subject matter.
- A question asked by a member of the public during Public Participation shall not require a response or debate during the meeting though the Chairman may direct that a written response will be provided after the meeting.

Recording at Council Meetings is allowed at Council, committee and sub-committee meetings which are open to the public, subject to:- (i) the recording being conducted with the full knowledge of the Chairman of the meeting; and (ii) compliance with the Town Council's Recording of Meetings Policy. Anyone wishing to record must contact the Town Clerk prior to the start of the meeting. Any recording must be conducted openly and not in secret.

AGENDA

1. Welcome from Chair – For Noting

Members are reminded to consult the Standing Orders regarding conduct at meetings. Member's attention is particularly drawn to Standing Order 1.

2. Apologies for absence

Members are asked to receive apologies of absence for this meeting.

3. Declarations of Interest

To receive declarations of interest under consideration on this agenda in accordance with the Localism Act 2011 s32 and the relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

Members are reminded that should you declare a pecuniary interest at a meeting, it is your responsibility to inform the Monitoring Officer.

- i) Declarations of Interest from Members
- ii) Declarations of Interest from Officers

4. Public Question Time and Participation

Members of the public are advised that they are welcome to ask questions about items on the Agenda. It is not always possible to give a verbal response at the meeting and questions may receive a written reply. No resolution can be made under this item.

Questions should relate to matters of Town Council policy or practice and not relate to the individual affairs of either the questioner or any other named person.

5. Minutes – For Decision

Members are asked to approve the minutes of the Planning Committee held on Tuesday 25 October 2022.

Copy attached

6. Committee comments on Planning Applications – For Decision

Members are asked to consider and comment on the following:

- i) New applications

No.	Application	Description	Location
1.	22/04475/HOU	Double storey side extension to accommodate supplemental living space. Includes new hardstanding to front for additional parking.	27 Pasture Avenue Oakworth Keighley West Yorkshire BD22 7QF

2.	22/04093/FUL	Change of use from residential to shop and installation of shop front	114 Alice Street Keighley West Yorkshire BD21 3JE
3.	22/04424/FUL	Oversheeting of existing roof	Euro Car Parts Ltd Worth Way Keighley West Yorkshire BD21 5JP
4.	22/04548/HOU	front and rear dormer windows	9 Fell Lane Keighley West Yorkshire BD22 6AB
5.	22/04566/HOU	Detached garage to rear	254 Park Lane Keighley West Yorkshire BD21 4RL
6.	22/04449/MAR	Reserved matters application requesting consideration of appearance, layout and scale for 93 dwellings, a 72-bed care home facility, and relocation of existing scout hut, with associated infrastructure and open space (pursuant to outline approval 16/08422/MAO).	Holme Mills Holme Mill Lane Keighley West Yorkshire BD22 6BN
7.	22/04416/FUL	Construction of one detached dwelling	Non-Addressable At Grid Ref 405914 442585 Eelholme View Street
8.	22/04640/HOU	Front and rear dormer windows	91 Emily Street Keighley West Yorkshire BD21 3EE

ii) Applications Granted

Application	Description	Location	Committee response
22/03367/HOU	Side extension. Existing drive/parking increased in width to 5.0m - permeable surface - note existing vehicular access - ie not increased in width	51 Providence Crescent Oakworth Keighley West Yorkshire BD22 7QU	Keighley Town Council no objection and recommend approval
22/03223/FUL	Change of Use from retail (GF) and	60 Low Street Keighley West	Keighley Town Council no objection

	offices (1st & 2nd) into a bar on ground and first floors with staff accommodation and storage on the 2nd floor	Yorkshire BD21 3PT	and recommend approval
22/02982/FUL	Change of use from ancillary accommodation to a separate residential dwelling	Gate House Lodge Highfield House Street Lane East Morton Keighley West Yorkshire BD20 5SE	Keighley Town Council notes this is an existing residential property that is seeking a technical change of use to a separate dwelling. In principal the Town Council has no objections subject to the previous planning conditions being correctly disposed of in relation to the future use of the property.
22/03263/HOU	Triple storey side extension (resubmission of 22/01817/HOU)	12 Railway Street Keighley West Yorkshire BD20 6AQ	Keighley Town Council has concerns the proposed development would result in the site being overdeveloped having a negative impact on the street scene. For this reason the town council is minded to recommend the application be refused.
22/03450/HOU	Retrospective planning permission application for detached garage	Quarry Side Hill Top Road Hainworth Keighley West Yorkshire BD21 5QN	Keighley Town Council no objection and recommend approval
22/03458/HOU	Proposed first floor side extension for special needs person.	282 Oakworth Road Keighley West Yorkshire BD21 1RH	Keighley Town Council no objection and recommend approval

22/03177/FUL	Change of use of basement to one bedroom flat	222 Skipton Road Keighley West Yorkshire BD20 6AA	Keighley Town Council is concerned about the scale of the development and the potential impact on the street scene. The town council would be minded to recommend refusal.
22/03483/HOU	General refurbishment of the dwelling including alterations to fenestration and building upgrade to include renewable energy installation, heritage enhancements and building repair.	9 Little Lane East Morton Keighley West Yorkshire BD20 5UQ	Keighley Town Council is concerned about the scale of the development and the potential impact on the street scene. The town council would be minded to recommend refusal.
22/03405/HOU	Single storey rear extension	24 High Spring Gardens Lane Keighley West Yorkshire BD20 6JS	Keighley Town Council is concerned about the scale of the development and the potential impact on the street scene. The town council would be minded to recommend refusal.
22/03447/FUL	Replacement of existing ATM	36 North Street Keighley West Yorkshire BD21 3SE	Keighley Town Council no objection and recommend approval
22/03448/ADV	Replacement of existing ATM	36 North Street Keighley West Yorkshire BD21 3SE	Keighley Town Council no objection and recommend approval
22/03558/HOU	Two storey rear extension	5 River Mount Bradford Road Riddlesden Keighley West Yorkshire BD21 4ES	Keighley Town Council no objection and recommend approval
22/03565/HOU	Three storey side extension	3 Hawthorne Way East Morton Keighley West	Keighley Town Council no objection

		Yorkshire BD20 5SX	and recommend approval
22/03501/ADV	Display of 3 internally illuminated fascia signs, 1 non illuminated fascia sign and 1 internally illuminated pylon sign.	Cornmill Garage South Street Keighley West Yorkshire	Keighley Town Council no objection and recommend approval
22/03503/FUL	Change of use from highway to gardens	12, 14 And 16 Granby Lane Riddlesden Keighley West Yorkshire BD20 5AY	Keighley Town Council no objection and recommend approval
22/03464/HOU	Front and rear dormers	75 East Avenue Keighley West Yorkshire BD21 3JX	Keighley Town Council no objection and recommend approval
22/03518/HOU	Loft conversion with rear dormer, alterations to existing side elevation to form traditional tiled roof and changes to fenestration	248 Bradford Road Riddlesden Keighley West Yorkshire BD20 5JT	Keighley Town Council no objection and recommend approval
22/03731/HOU	Removal of conservatory and construction of single storey rear extension	1 Far Low Bank Oakworth Keighley West Yorkshire BD22 7SB	Keighley Town Council no objection and recommend approval
22/03732/FUL	Alterations to existing elevations to include new shop front entrance, new basement windows at rear and rooflights to front and rear of building	11 - 17 Cavendish Street Keighley West Yorkshire BD21 3RB	This application should be referred back to Planning Officers due to lack of information included in the application
22/03922/HOU	Construction of front and rear dormer windows.	43 Cliffe Street Keighley West Yorkshire BD21 2ES	Keighley Town Council has no objection and recommend approval

22/03886/HOU	Erection of an outbuilding to be used as a garage/office space	12 Cranleigh Mount Keighley West Yorkshire BD21 1LU	Keighley Town Council has no objection and recommend approval
22/03907/HOU	Two storey side extension	42 Hollins Lane Keighley West Yorkshire BD20 6LT	Keighley Town Council has no objection and recommend approval
22/03944/HOU	Double storey rear extension; front porch extension; retained parking space	25 Dunkirk Rise Riddlesden Keighley West Yorkshire BD20 5DR	Recommend refusal as the application would result in overdevelopment of the site and the proposal would be overbearing on neighbouring properties and adversely overshadow neighbouring properties
22/03923/HOU	Replacing polycarbonate roof with new natural slate roof construction. New pier construction and doors along with new external doors and windows.	Old Mill House Laycock Lane Laycock Keighley West Yorkshire BD22 0PR	Keighley Town Council has no objection and recommend approval

iii) Applications Refused

Application	Description	Location	Committee response
22/03240/FUL	Change of use of storage unit (B8 Use Class) into 6No dark kitchen units (Sui Generis) with external alterations to provide access to the basement and ground floor levels.	Former Storage Unit Russell Street Keighley West Yorkshire BD21 2JP	Refer to planners to resolve highways issues
22/02906/FUL	Construction of two new semi-detached dwellings	Coppergate 19 Braithwaite Road Keighley West	Keighley Town Council has concerns

	on the land to the side of number 19	Yorkshire BD22 6PY	regarding the proposed application. The Town Council is concerned that the application would result in an overdevelopment of the site and will have an adverse effect on the Braithwaite village conservation area. For these reasons the town council recommends the application is refused.
22/03071/FUL	Demolition of existing stable and construction of new stable block building in new location	4 Back Shaw Farm Back Shaw Lane Keighley West Yorkshire BD21 5QU	Keighley Town Council no objection and recommend approval
22/02412/FUL	Construction of nine houses and car parking	Land 403886 438232 Mytholmes Lane Haworth Keighley West Yorkshire	Keighley Town Council notes that at least some of the proposed site is Greenbelt and the town council is concerned about development within the Greenbelt. The town council is also concerned about the possible development with flood zone 3b, if the development is within the flood zone 3b, that would be in contravention of policy and as such the application should be refused.
22/03467/HOU	Proposed roof to be raised, front and rear dormers, two storey side	7 Maple Grove Keighley West Yorkshire BD20 6TY	Keighley Town Council is concerned about the scale of the

	and single storey front and rear extension.		development and the potential impact on the street scene. The town council would be minded to recommend refusal.
22/03331/HOU	Installation of front and rear dormers	8 Lord Street Keighley West Yorkshire BD21 3DB	Keighley Town Council no objection and recommend approval
22/03554/HOU	Two storey side and rear extension, front and rear dormer with hip to gable	81 Grange Crescent Riddlesden Keighley West Yorkshire BD20 5AH	Keighley Town Council no objection and recommend approval
22/03593/HOU	Construction of two storey rear extension	8 Laycock Lane Laycock Keighley West Yorkshire BD22 0PP	Keighley Town Council notes the amendments made to the previous application and the reduced impact on the conservation area. With appropriate conditions added to ensure the development is sympathetic to the conservation area, the Town Council has no objections.
22/03211/PN3MA	Change of use to 10 apartments	147 Skipton Road Keighley West Yorkshire BD21 3BG	In principal Keighley Town Council has no objections to the proposal. However, the town council is concerned about the lack of parking provision included within the development site.

22/03701/HOU	Double storey side extension	11 Southlea Avenue Keighley West Yorkshire BD22 7NL	Keighley Town Council no objection and recommend approval
22/03535/FUL	Construction of detached dwelling along with associated landscaping/parking/drop kerb and retaining walls and the demolition of an existing garage.	29 Wheathead Drive Keighley West Yorkshire BD22 6LT	Keighley Town Council no objection and recommend approval

iv) Applications Withdrawn

Application	Description	Location	Committee response
22/03576/OUT	Outline application for residential development of land for upto 9 dwellings requesting consideration of access	Land 404492 438794 Goose Cote Lane Keighley West Yorkshire	Recommend refusal as the site is designated Greenbelt and the application doesn't meet the requirements for Greenbelt development. Furthermore, the comments outlined in the Landscape Architects report make clear the negative impact any such development would have on the local area.

v) Following Enforcement Notice

None.

vi) Planning Appeals

7. Delegation of comments on Planning Applications

None.

8. Pre-Application Consultation – For Decision

None.

9. Neighbourhood Plan

To consider a report from the Town Clerk relating to the progress on the Neighbourhood Plan.

To follow

10. Date & Time of Next meeting

Tuesday 29 November 2022, 6pm, Civic Centre, North Street, Keighley, BD21 3RZ.

OFFICER SUPPORT TO THE MEETING

Officers scheduled to attend: Joe Cooney (Town Clerk)

APOLOGIES

Contact the office during normal opening hours (01535) 872126
Email: joe.cooney@keighley.gov.uk

Late apologies should be made by phone to the senior officer scheduled to attend.



KEIGHLEY TOWN COUNCIL

Minutes of the Planning Committee held at Keighley Civic Centre, North Street, Keighley, BD21 3RZ on Tuesday 25 October 2022.

Present: Councillor M Walker - Chairman
Councillor Abberton
Councillor Adams
Councillor Akhtar
Councillor Clark
Councillor Dowse
Councillor Hussain
Councillor Lawless

Also Present: Joe Cooney, Town Clerk

061/2022 (P) Welcome

The Chairman opened the meeting and reminded members of the rules of debate under Standing Order 1.

062/2022 (P) Apologies for absence

Cllr Corkindale
Cllr Graham
Cllr Maunsell

RESOLVED to accept and record the above apologies

063/2022 (P) Declarations of Interest

None.

064/2022 (P) Public Question Time

None.

065/2022 (P) Minutes

RESOLVED to confirm the minutes of the meeting held on Tuesday 11 October 2022 be confirmed as a true record of the proceedings and signed by the Chair.

066/2022 (P) Planning Applications

i) New Applications

Application No	Comment
22/04044/FUL	Keighley Town Council has no objection and recommend approval
22/04082/HOU	Keighley Town Council has no objection and recommend approval
22/04106/HOU	Keighley Town Council has no objection and recommend approval
22/04153/HOU	Keighley Town Council has no objection and recommend approval
22/04203/HOU	Keighley Town Council has no objection and recommend approval
19/02346/SUB01	Keighley Town Council has no objection and recommend approval
22/04144/VOC	Keighley Town Council has no objection and recommend approval

RESOLVED to submit the above comments to Bradford MDC in response to each application.

ii) Applications Granted

Councillors noted the following applications.

Application	Description	Location	Committee response
22/03176/CLP	The application is to enlarge the height of one window on the front elevation ground floor by 280 mm.	10 Hamworth Drive Oakworth Keighley West Yorkshire BD22 0DS	Keighley Town Council no objection and recommend approval
22/02975/HOU	Single storey rear kitchen extension, internal reconfiguration, new patio doors from Dining Room, new side door to garage and formation of paved terraces to garden.	17 Branby Avenue East Morton Keighley West Yorkshire BD20 5WG	Keighley Town Council no objection and recommend approval
22/03031/LBC	Replace the existing non original timber double glazed windows to the rear elevation & the rear	13 Hainworth Keighley West Yorkshire BD21 5QH	Keighley Town Council no objection and recommend approval
22/02889/FUL	Conversion of a derelict 4 story residential property into two separate residential units. The basement is accessed directly from the rear of the property and will form one self-contained flat. Change of use of ground, first and	306 Skipton Road Keighley West Yorkshire BD20 6AT	Subject to satisfactory conclusion of the issues raised by Housing Standards, Keighley Town Council has no objection to this application.

	second floors from C3 to C4 (4 bedroom HMO)		
22/02985/FUL	Single storey warehouse extension to rear of property and revised garage proposals with full second storey, external stairs and balcony.	Octagon House Bradford Road Sandbeds Keighley West Yorkshire BD20 5LY	Keighley Town Council no objection and recommend approval
22/03127/HOU	Installation of door to rear of garage and disabled ramp.	2 Greensyke Cottages Pole Road Laycock Keighley West Yorkshire BD22 0FE	Keighley Town Council no objection and recommend approval
22/03233/HOU	Proposed front and rear dormer windows.	144 Highfield Lane Keighley West Yorkshire BD21 2HU	Keighley Town Council no objection and recommend approval
22/03108/FUL	Installation of CCTV camera	36 North Street Keighley West Yorkshire BD21 3SE	Keighley Town Council no objection and recommend approval
22/03277/HOU	Garage conversion, addition of two roof lights to the garage roof and changes to fenestration	2 Hartleys Square East Morton Keighley West Yorkshire BD20 5TN	Keighley Town Council no objection and recommend approval
22/03136/HOU	First floor extension to existing ground floor room at rear	118 North Dean Road Keighley West Yorkshire BD22 6QX	Keighley Town Council no objection and recommend approval
22/03318/HOU	Barn restoration. New front porch, external store and Interior modifications	The Barn Clough Bank Lane Laycock Keighley West Yorkshire BD22 0PZ	Keighley Town Council no objection and recommend approval
22/03330/HOU	Proposed single storey extension	1 Glatton Drive Keighley West Yorkshire BD22 7FD	Keighley Town Council no objection and recommend approval
22/03337/HOU	Two storey rear extension and formation of new dormer on line of existing on front elevation	5 Cliffestone Drive East Morton Keighley West Yorkshire BD20 5RR	Keighley Town Council no objection and recommend approval
22/02895/FUL	Conversion of existing detached garage into Holiday Cottage and creation of	Farways Oldfield Lane Oldfield Keighley West Yorkshire BD22 0HZ	Keighley Town Council no objection and recommend approval

	additional access and off street parking for existing dwelling		
22/03324/HOU	Front and rear dormer windows	144 Devonshire Street Keighley West Yorkshire BD21 2QJ	Keighley Town Council no objection and recommend approval
22/03340/HOU	Two storey extension to side and single storey extension to the rear (resubmission)	20 High Spring Gardens Lane Keighley West Yorkshire BD20 6JS	Keighley Town Council no objection and recommend approval
22/03369/HOU	Single storey rear extension	61 Greystones Drive Keighley West Yorkshire BD22 7AL	Keighley Town Council no objection and recommend approval

iii) Applications Refused

Application	Description	Location	Committee response
22/02374/HOU	Construction of car port. (Retrospective application)	6 Elam Wood Road Riddlesden Keighley West Yorkshire BD20 5QH	Keighley Town Council no objection and recommend approval
22/03270/HOU	Single storey rear extension and front two storey glass porch	9 Glenlyon Drive Keighley West Yorkshire BD20 6LL	Keighley Town Council no objection and recommend approval

iv) Applications Withdrawn

None.

v) Following Enforcement Notice

None.

vi) Planning Appeals

None.

067/2022 (P) Delegated Decisions

None.

068/2022 (P) Pre-Application Consultation

None.

069/2022 (P) Neighbourhood Plan

Members received a verbal update from the Town Clerk on the Neighbourhood Plan

RESOLVED to note the update.

070/2022 (AL) Date of Next Meeting

RESOLVED to note the date of the next scheduled meeting of this Committee will be held on Tuesday 15 November 2022 at 6.00pm.

Signed **Date**
Chair